

Message Text

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44

ACTION FBOE-00

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FM AMEMBASSY BERN

TO SECSTATE WASHDC 325

INFO AMCONSUL ZURICH

UNCLAS BERN 0919

E.O. 11652: N/A

TAGS: AFSP, ABLD, SZ

SUBJ: PROPOSE NEW OFFICE SPACE - ZURICH

REF: STATE 20873

1. PRELIMINARY NEGOTIATIONS ON LEASE TERMS AND CONDITIONS FOR ZOLLIKERSTRASSE PROPERTY ZURICH HAVE BEEN COMPLETED. DRAFT LEASE FORWARDED DEPARTMENT TODAY VIA INTERNATIONAL AIRMAIL FOR APPROVAL.

2. LEASE WOULD BE FOR NINE YEARS ELEVEN MONTHS FROM JULY 1, 1975 TO MAY 31, 1985. REQUIRED ALTERATIONS WILL BE COMPLETED BY LANDLORD, AT HIS EXPENSE, BEFORE JULY 1, 1975. LANDLORD WOULD AUTHORIZE US TO START MOVING IN APPROXIMATELY FIFTEEN DAYS BEFORE LEASE SCHEDULED TO BEGIN.

3. TOTAL ANNUAL RENTAL FIRST YEAR (JULY 1, 1975 TO JUNE 30, 1976) WOULD BE SF 216,862 (DOLS 90,360).

4. OTHER ESTIMATED ONE-TIME COSTS TOTALING DOLS 31,465 ARE AS FOLLOWS:

A. RESTORATION AND CLEANING SF 31,500 (DOLS 13,125)
 PRESENT OFFICE

B. MOVING EXPENSES SF 12,000 (DOLS 5,000)

C. TELEPHONE INSTALLATION AND
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RENTAL FOR ONE YEAR SF 22,000 (DOLS 9,170)

D. MISCELLANEOUS (SECURITY AND

OTHER MINOR ALTERATIONS) SF 10,000 (DOLS 4,170)

5. EXCHANGE RATE USED IN ABOVE CALCULATIONS IS SF 2.40 TO ONE
US DOL. TODAY'S RATE IS 2.3915. ABOVE COSTS COULD BE
CONSIDERABLY HIGHER IF EXCHANGE RATE CONTINUES DOWNWARD
TREND.

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